

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

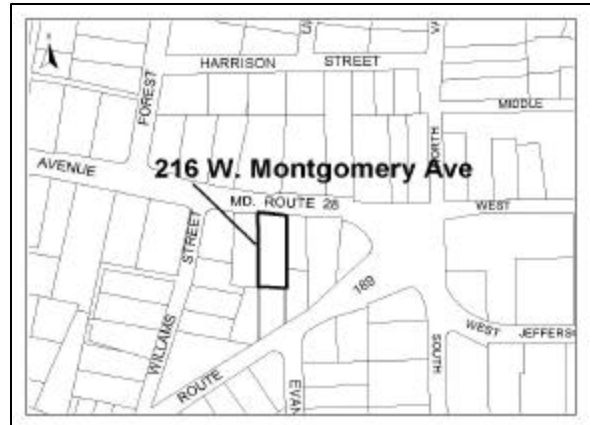
**May 15, 2001
MEETING NO. 05-01**

APPLICATION: HDC01-0186

DATE FILED: April 10, 2001

**APPLICANT/
OWNER:** Ali R. Honarker,
Division One

ADDRESS: 216 West Montgomery Ave.
Rockville, MD 20850



PROPERTY DESCRIPTION: 216 West Montgomery Avenue is a non-contributing resource in the West Montgomery Avenue Historic District. The house was built in 1985-86 and faces north.

PRIOR REVIEWS OF THIS PROJECT:

Historic District Commission Courtesy Review: February 15, 2000.

HDC00-0155, March 21, 2000. Application for construction of two-car garage and changes to front elevation. The applicant withdrew the portion of the application regarding changes to the front façade to do more design work but did present it for a courtesy review. The garage was approved.

PREVIOUS ACTIONS AT THIS ADDRESS:

HDC -97-0096	Signage for a dental office
HDC-95-0065	Construction of house addition, approved
HDC-94-0060	Construction of house addition, denied
HDC-26-91	Construction of tool shed on concrete piles
HD-1-91	Removal of a tree and branches from other trees; construction of a fence.
HD-97-83	Construction of a brick, 2.5 story single-family house
	Request to change west elevation from 9 to 2 windows, approved
	Request to alter front portico and front façade, denied
	Approval of existing house elevations, denied
HD-19-76	Construction of two-story single-family dwelling with attached garage (Not built in 1976. The property was sold with an approved site plan in force in 1983.)

The Applicant requests a Certificate of Approval to change the front façade of the house at 216 West Montgomery Avenue. The current open porch will be enclosed and extended to the second story and new second story windows will be added. A new open porch will be anchored by two pre-formed structural fiberglass columns. New stairs with iron railings will extend from the porch. An iron balustrade will be added atop the entablature. Headers, sills and new shutters will be added to existing windows.

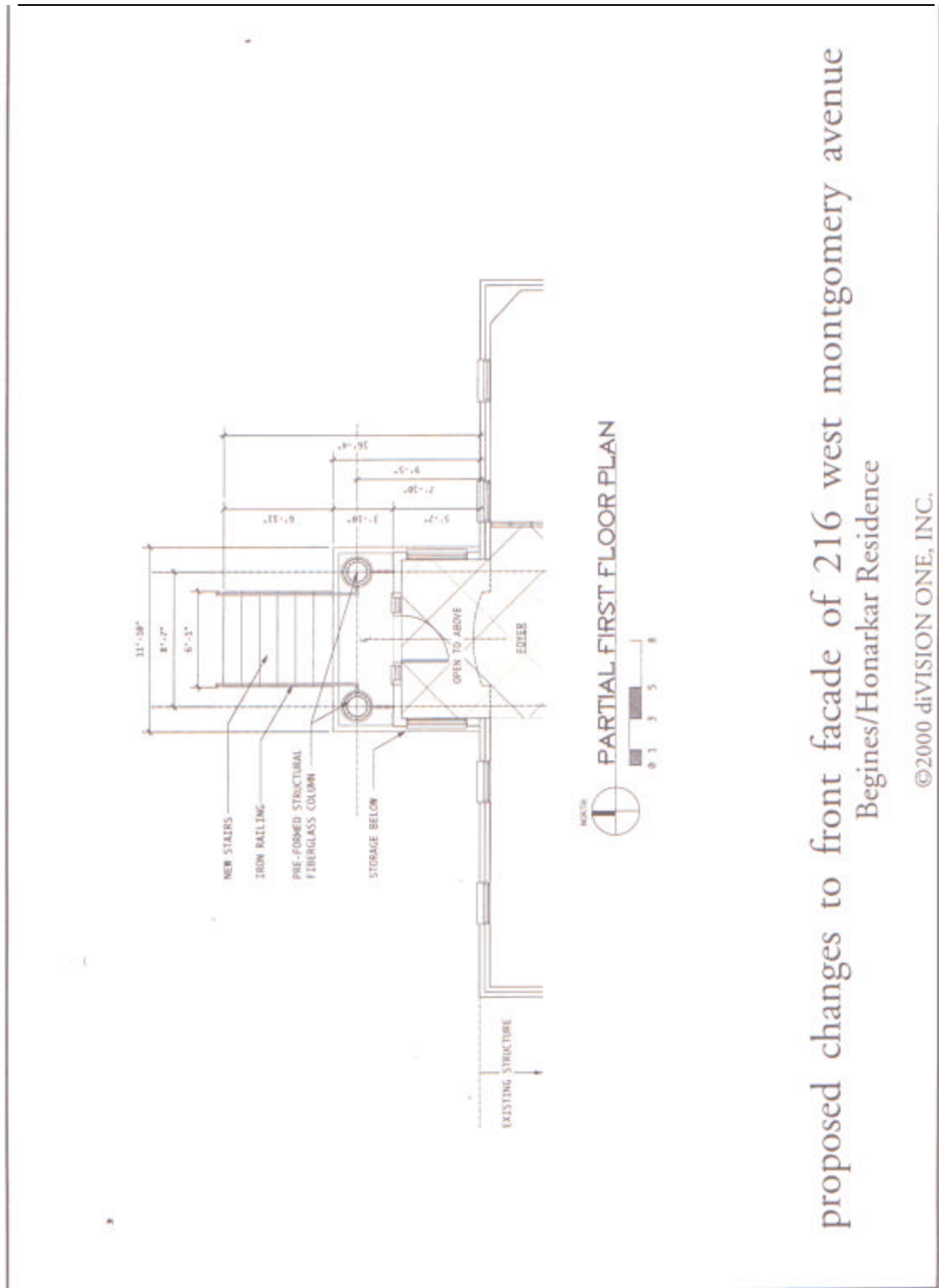


216 west Montgomery Existing Facade



proposed changes to front facade of 216 west montgomery avenue
Begines/Honarkar Residence

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STAFF COMMENTS/RECOMMENDATIONS:

Minutes from the courtesy review of this project held on March 21, 2000 indicate that the HDC's only significant objection with the plans presented at that time was the square shed-roofed central dormer. Commissioner Moloney suggested an eyebrow window or fanlight with a prominent painted railing at the corners to anchor it. The applicant has removed the window entirely but retained the balustrade.

The proposed addition includes second story windows in front and on the sides which makes the portico appear less massive from the sides. The color was changed from white to a cream shade which was also well received by the HDC at the courtesy review.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The non-contributing structure at 216 West Montgomery Avenue is surrounded by contributing structures of historic and architectural value and located in the West Montgomery Avenue Historic District. The contemporary Georgian-design structure was constructed in 1985-86 from plans approved in 1975. The West Montgomery Avenue streetscape is comprised of large houses on deep lots with mature vegetation and were largely built between 1880 and 1940. The residential property behind 216 West Montgomery Avenue is not in the historic district, while the two abutting side properties are in the district.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The existing front elevation of the house is plain and adds little to the architectural interest of the house or to the surrounding area.

The proposed revisions to the front elevation continue the contemporary Georgian design of the existing structure. The two-story, 5' 7" deep portico includes second-story windows above the doorway. The open front porch will extend 3' 10" beyond the portico and the stairs will extend another 6' 11". A previously proposed dormer window has been removed from the current plan in response to comments from the HDC that square, shed-roofed central dormers are not usual in Georgian-style houses. The iron balustrade is still included at the roofline. Headers, sills and new shutters are added to the existing windows to better define them.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

According to the City of Rockville's "Guidelines for Historic Property Owners", well-proportioned additions that are compatible with the original structure are desirable. Additions generally should follow rooflines, trim lines, material and massing of the main block. They should not visually overpower the original house. As this is a non-contributing resource within a historic district, it is not subject to the same level of review as a contributing resource would be.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends approval of the front façade changes to the non-contributing resource at 216 West Montgomery Avenue. This recommendation is based on the Secretary of the Interior's Standards for Rehabilitation, Number 9, which states that:

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.